

**MINUTES
BOARD OF APPEALS
Monday, December 18, 2017
City Hall, Room 604
5:30 p.m.**

*****For more detailed information regarding the meeting, please refer to the audio recording on our website at <http://greenbaywi.gov/event/board-of-appeals-meeting-44/> and follow the time stamp listed on each item.***

MEMBERS PRESENT: Don Carlson–Chair, Greg Babcock – Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen (arrived at 5:38 p.m.)

OTHERS PRESENT: Paul Neumeyer, Ald. Barb Dorff, Dan Thiry, Lewis Hinnendael, Al Clausen, Bob Peters, Todd Thomas and Mike Vande Walle

D. Carlson called the meeting to order and asked if anyone had gone out to any of the properties. T. Hoy stated he went to the properties for Items #1 and 2. D. Carlson, T. Everman and G. Babcock did not go to any of the properties. He then asked if anyone needed to abstain from voting. T. Hoy, G. Babcock and T. Everman stated no. He then asked if any Members had spoken to anyone regarding the variance requests. T. Hoy, G. Babcock and T. Everman stated no.

APPROVAL OF MINUTES:

Approval of the November 20, 2017, minutes of the Board of Appeals. (0:01:40)

A motion was made by G. Babcock and seconded by T. Hoy to approve the minutes from the November 20, 2017, meeting of the Board of Appeals. Motion carried. (4-0)

OLD BUSINESS:

NEW BUSINESS:

1. Dan Thiry, Tielens Construction, on behalf of Lew Hinnendael, property owner, proposes to construct a detached accessory structure in a Low Density Residential (R1) District at 3371 Nicolet Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements, Section 13-615, Table 6-4, maximum size first detached structure and Section 13-615(c)(1) location of accessory structure. (Ald. B. Dorff, District 1) (0:02:02)

Lewis Hinnendael – 3371 Nicolet Drive: L. Hinnendael presented his variance request to Board members to tear down an existing shed and replace it with a 28 ft. x 52 ft. unattached garage with space above the garage. Variances are needed because the structure will be larger than the main dwelling, the structure will be placed in the front of the home and the structure is larger than the 1,000 sq. ft. size allowed. A conversation ensued between Board members and the applicant. D. Carlson confirmed with P. Neumeyer the variances needed.

Ald. B. Dorff stated she has no issues with the request.

A conversation ensued between Board members. There were no issues regarding the request.

A motion was made by T. Everman and seconded by T. Hoy to grant the variances as requested. Motion carried. (5-0)

2. Al and Carol Clausen propose to construct a single-family dwelling in a Low Density Residential (R1) District at 1019 La Count Road. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, footnote (c), setbacks for in-fill lots. (Ald. T. Sladek, District 12) (0:09:47)

Bob Peters, on behalf of Al Clausen, 3093 Ferndale Drive: B. Peters presented to Board members the variance request to construct a new single-family home on the corner of La Count Road and West Mason Frontage Road and to deviate from setbacks for in-fill lots. A conversation ensued between Board members and the applicant. P. Neumeyer clarified the variance for Board members and why the house will be facing West Mason Frontage Road rather than La Count Road.

A conversation ensued between Board members. There were no issues with the request.

A motion was made by N. Halvorsen and seconded by T. Everman to grant the variance as requested. Motion carried. (5-0)

3. Rick Wypiszynski, ColorTech, on behalf of Mike Vande Walle, property owner, proposes to install a pylon sign in a Neighborhood Center (NC) District at 2999 East Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2008, Table 20-1, maximum sign area for a free standing sign. (Ald. T. De Wane, District 2) (0:16:26)

Mike Vande Walle – 2514 Lineville Road: M. Vande Walle handed out to Board members information regarding the proposed sign. M. Vande Walle then presented his variance request for a new pylon sign for Uncle Mike's Bake Shoppe. A conversation ensued between Board members and the applicant. D. Carlson clarified with P. Neumeyer the variance for the sign.

Todd Thomas – Creative Sign Company: T. Thomas spoke briefly about the new sign and other signs in the area and along the I43 Corridor.

A conversation ensued between Board members, P. Neumeyer and the applicants regarding the specifics of the new sign, what is allowed and monument signs.

Ald. B. Dorff stated that this area is close to her district and does not have any issues with the request.

A conversation ensued between Board members. There were no issues with the request.

A motion was made by N. Halvorsen and seconded by T. Everman to grant the variance as requested. Motion carried. (5-0)

A motion was made by T. Everman and seconded by N. Halvorsen to adjourn the meeting. Motion carried. (5-0)

Meeting adjourned at 6:06 p.m.